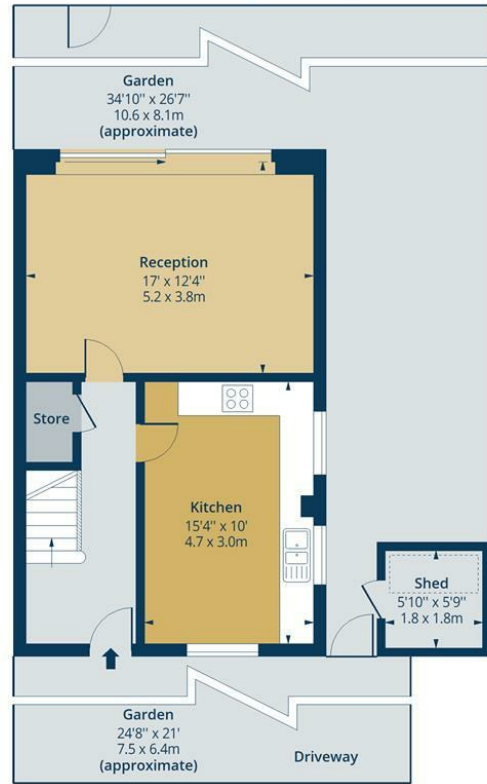
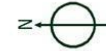


## New River Way, N4

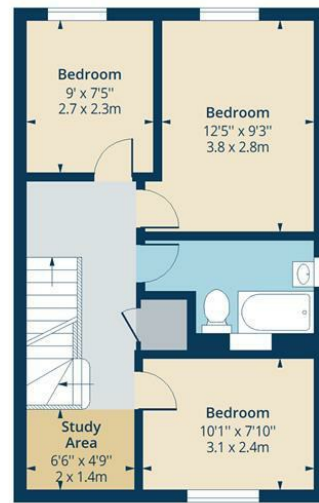
Approx. Gross Internal Area 1314 Sq Ft - 122.07 Sq M (Excluding Eaves Storage)  
Approx. Gross Eaves Storage/ Shed Area 80 Sq Ft - 7.43 Sq M

**oakwood**  
thinking local



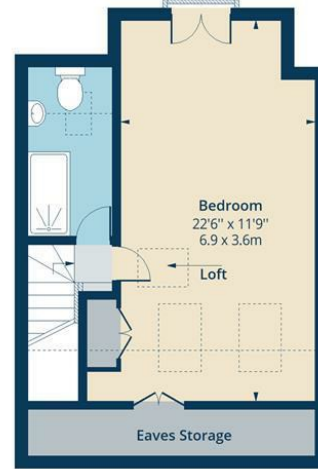
### Ground Floor

Floor Area 482 Sq Ft - 44.78 Sq M



### First Floor

Floor Area 472 Sq Ft - 43.85 Sq M



### Second Floor

Floor Area 360 Sq Ft - 33.44 Sq M

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 12/8/2024



lpaplus.com

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## £950,000 Freehold

Spacious Four-Bedroom End of Terrace House on New River Way Nestled in a serene residential close on the banks of the New River, this bright and spacious four-bedroom end of terrace house offers an exceptional living experience in one of London's most peaceful and picturesque settings. Discreetly tucked away, this property combines the best of suburban tranquility with the convenience of city living.

The heart of the home is an impressively large 17ft reception room, perfect for both relaxing and entertaining. This space is flooded with natural light, creating a warm and welcoming atmosphere. A separate, well-appointed kitchen offers ample space for cooking and dining, with modern appliances and plenty of storage. Each of the four bedrooms is generously proportioned, providing comfortable and flexible living arrangements for families or professionals.

The beautifully maintained private garden, accessible through elegant bifold doors, offers a serene outdoor space ideal for relaxation or alfresco dining. The garden also features a gate leading to an expansive communal garden, which is bordered by the tranquil New River. Just beyond the communal garden lies the Woodberry Wetlands nature reserve, a haven for wildlife enthusiasts. Opened by Sir David Attenborough in 2016, the reservoir is home to rare species such as Kingfishers and Cetti Warblers, offering a unique opportunity to observe nature in the heart of London. Adjacent to the nature reserve is the West Reservoir, a popular spot for local residents who enjoy boating and open-water swimming. The area also boasts wonderful walking trails around the two bodies of water, providing endless opportunities for outdoor recreation.

The Woodberry Park redevelopment area has introduced a host of new amenities to the neighborhood, including a Sainsbury's,



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

[oakwoodestateagents.com](http://oakwoodestateagents.com)

48 Stoke Newington Church Street  
London N16 0NB

Company No. 2995463, Oakwood Estate Agents Limited T/A Oakwood

Tel 020 7249 1000  
Fax 020 7249 2000

[www.oakwoodestateagents.com](http://www.oakwoodestateagents.com)





- PRIVATE GARDEN
- CLOSE TO TRANSPORT
- PRIVATE PARKING SPACE

- EXCELLENT LOCATION
- FOUR BEDROOMS
- CLOSE TO NATURE RESERVE

